

Type: DEEDS
Recorded: 10/31/2019 11:43:00 AM
Fee Amt: \$3,417.33 Page 1 of 5
Fauquier County, VA
Gail H Barb Clerk of Circuit Court
File# 2019-00009354

BK 1612 PG 287 - 291

Consideration: \$778,600.00
Assessment: \$778,600.00
Grantee Address: 98 Alexandria Pike, Suite 43, Warrenton, VA 20186
Tax Map #: 6984-44-9002-00, 6984-44-8436-000, 6984-43-9745-000, 6984-54-0254-000,
and 6984-44-9545-000 & 6984-44-9538-000,
Prepared by: Patricia A. Woodward, P. O. Box 1037, Warrenton, VA 20188, VSB# 19850
After recording return to: Cardinal Settlement Services, Inc., 25 Horner Street, Warrenton, VA 20186
Title Insurer: Fidelity National Title Insurance Company

THIS DEED, made and entered into this 30th day of October 2019, by and between **Eva C. HARRIS**, widowed and unremarried, GRANTOR, and **FAUQUIER HABITAT FOR HUMANITY, INC.**, a Virginia corporation, GRANTEE;

WITNESSETH :

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the Grantee, and other good and valuable consideration, receipt whereof is now acknowledged, the Grantor does now hereby, with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE in FEE SIMPLE, grant, bargain, sell, and convey unto the Grantee, all of that certain lots or parcels of land, with all rights, ways, easements and improvements thereunto belonging or appurtenant thereto, and more particularly described as follows:

See, Schedule A attached hereto and made a part hereof

Inclusion of the Tax Map Parcel number in this Deed is pursuant to §17.1-252 of the Code of Virginia, 1950, as amended, is not a part of the legal description of the property conveyed, and the Grantor makes no warranty as to its accuracy.

This conveyance is made subject to any restrictions, reservations or easements of record.

WITNESS the following signature and seal:

Eva C. Harris (SEAL)
EVA C. HARRIS

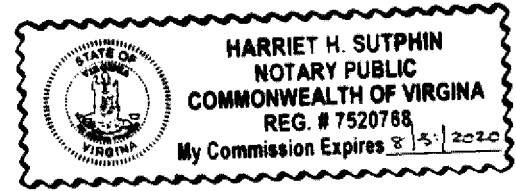
COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF Fauquier, TO-WIT:

The foregoing document was acknowledged before me this 30th day of October by Eva C. Harris.

My Commission Expires: August 31, 2020

Harriet H. Sutphin
NOTARY PUBLIC

W:\Harris, Eva\Habitat 2019\2019-10-28 Deed_Harris to Habitat.wpd



Schedule A**PARCEL 1 (GPIN 6984-44-9002-000):**

ALL THAT certain lot of land lying and being situated in Warrenton, Fauquier County, Virginia, at the intersection of North Third Street (now known as North Fourth Street), Hayti (Haiti) Street, and Wood Street (now known as Liberty Street) and bounded and described as follows, to wit: Beginning at a post at corner of the Alfred B. Horner and John Tyler lots and running in a Southeastern direction 111 feet to a stone on North Third Street (now known as North Fourth Street); thence along North Third Street (now known as North Fourth Street) in an easterly direction 60 feet to a post at the intersection of said North Third Street (now known as North Fourth Street), Wood Street (now known as Liberty Street) and Hayti (Haiti) Street; thence along said Hayti (Haiti) Street in a Northerly direction 161 feet to a post at corner of Alfred B. Horner lot; thence along said Alfred B. Horner lot in a westerly direction 176 feet to a post in corner of Alfred B. Horner and John Tyler lots to the beginning.

LESS AND EXCEPT therefrom a portion of said property fronting a distance of 42 feet on Haiti Street, conveyed to Lester Robinson by Deed from Carrie W. Parkinson, widow, dated November 28, 1958, and recorded in Deed Book 204 at page 4, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING the same property conveyed to Harrington W. Harris, by Deed from Harrington W. Harris and Eva C. Harris, dated January 18, 2005, and recorded in Deed Book 1139, at page 941, among the Fauquier County, Virginia land records. Harrington W. Harris died April 2, 2009, devising the subject property in Eva C. Harris by Last Will and Testament recorded in Will Book 243, page 2238 as confirmed by Deed of Confirmation recorded in Deed Book 1549, at page 370, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

PARCEL 2 (GPIN 6984-44-8436-000):

ALL THAT certain tract or parcel of land situate on the west side of Haiti Street in the Town of Warrenton, Fauquier County, Virginia, improved by one frame apartment house, bearing Warrenton street numbers 130, 132 and 134, being the same identical property which was conveyed to Ford G. Anderson by deed of Annie H. Green, widow in Deed Book 121 at page 495, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING the same property conveyed to Harrington W. Harris, Sr. and Eva C. Harris, husband and wife, as tenants by the entirety with the common law right of

survivorship, by Deed from Ethel E. Anderson, widow, and Frances A. Shepherd and Charles Edward Shepherd, Jr., her husband, dated April 25, 1969, and recorded in Deed Book 253 at page 347. Harrington W. Harris, Sr. died April 2, 2009, leaving Eva C. Harris as surviving tenant.

PARCEL 3 (GPIN 6984-43-9745-000):

ALL THAT certain tract or parcel of land containing 0.2133 acres, more or less, situate in the Town of Warrenton, Fauquier County, Virginia, as more particularly described by plat of survey and metes and bounds description prepared by VH&D, Inc., Land Surveyors and Civil Engineers, Warrenton, Virginia, under date of October 13, 1983, said plat of survey and metes and bounds description being recorded in Deed Book 436 at page 248, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING the property conveyed to Harrington W. Harris, Sr. and Eva C. Harris, husband and wife, as tenants by the entirety with the common law right of survivorship, by Deed from Wendell R. Grant and Shirley M. Grant, husband and wife, dated January 19, 1989, and recorded in Deed Book 611 at page 1265. Harrington W. Harris, Sr. died April 2, 2009, leaving Eva C. Harris as surviving tenant.

PARCEL 4 (GPIN 6984-54-0254-000):

ALL THAT certain lot or parcel of land with the improvements thereon, lying and being situated on Haiti Street in the Town of Warrenton, Fauquier County, Virginia, designated as Lot 7 according to a plat and survey to be found recorded in Deed Book 64 at page 272, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia, containing 5,446 square feet, more or less.

AND BEING the property conveyed to Harrington W. Harris, Sr. and Eva C. Harris, husband and wife, as tenants by the entirety with the common law right of survivorship, by Deed from Virginia C. Coles, dated June 29, 1988 and recorded in Deed Book 599 at page 1760 among the aforesaid county land records. Harrington W. Harris, Sr. died April 2, 2009, leaving Eva C. Harris as surviving tenant.

PARCEL 5 (GPINS 6984-44-9545-000 AND 6984-44-9538-000):

ALL THAT certain lot or parcel of land lying and being situate in the Town of Warrenton in Fauquier County, Virginia, and containing 7,696 square feet, more or less according to plat and survey of R.M. Bartenstein, C.L.S., No. 549, dated December 14, 1954, and being the property designated on said plat and survey as Lot

A, which plat and survey are recorded with a certain deed from May L. Johnson, widow; William Perry Johnson and Elizabeth B. Johnson, his wife; Robert S. Johnson and Elizabeth H. Johnson, his wife, and Willard A. Johnson and Theoling H. Johnson, his wife; to John Hancock, et al, dated April 21, 1955, recorded May 4, 1955, in Deed Book 191, page 96, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

SUBJECT TO a 15 foot easement for ingress and egress appurtenant to Lots B and C as described in Deed recorded in Deed Book 197, page 562, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING THE property conveyed to Harrington W. Harris by Deed from Harrington W. Harris and Charles E. Smith, Sr., dated March 1, 2006, recorded in Deed Book 1205, at page 1887 among the Fauquier County, Virginia land records. Harrington W. Harris died April 2, 2009, devising the subject property in Eva C. Harris by Last Will and Testament recorded in Will Book 243, page 2238 as confirmed by Deed of Confirmation recorded in Deed Book 1549, at page 370, among the records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

RECORDED IN CLERK'S OFFICE OF
FAUQUIER ON
Oct 31, 2019 AT 11:43:00 AM
\$779.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-802
STATE: \$389.50 LOCAL: \$389.50
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT

Gail H Barb